

AGENDA



Thursday, February 26, 2009

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 10

Subject: Authorize execution of Change Order #4 to the construction contract with SOUTHWEST CORPORATION, Austin, Texas, for the Reicher Ranch Renovations for Offices Rebid in the amount of \$57,493.19 for a total contract amount not to exceed \$717,003.51.

Amount and Source of Funding: Funding is available in the Fiscal Year 2008-2009 Capital Budget of the Austin Water Utility.

Fiscal Note: A fiscal note is attached.

For More Information: Alison von Stein 974-7217; Robin Field 974-7064; April Thedford 974-7141

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) with 5.89% MBE and 10.10% WBE subcontractor participation to date including this change order.

Boards and Commission Action: Recommended by the Water and Wastewater Commission.

Prior Council Action: July 24, 2008 - Construction contract was awarded by Council.

The Wildland Management Division of the Austin Water Utility, housed at Reicher Ranch since 2002, has outgrown its current facilities. Twenty full-time positions have been added since 2002, yet the available office space has not changed. This project provides renovation of three existing buildings at Reicher Ranch for office use by the Wildland Conservation Division. The original scope of the renovations included removal and abatement of an existing transite (asbestos) shingle roof, removal and replacement of some doors, windows and interior finishes, replacement of existing mechanical, electrical and plumbing systems, construction of new interior partitions and construction of a small addition to one of the buildings. In addition to the building improvements, the project provided limited site improvements to enhance accessibility, including sidewalk and parking improvements, and the installation of a new septic system.

Reroofing of these buildings was bid as an alternate, but was not awarded due to budget constraints. It has since been discovered that the roofs leak. Prior evaluations failed to identify the leaks. This change order includes replacement of the worn shingle roofs with new metal roofs for two of the buildings, reroofing of two porches, installation of off-the-shelf gutters instead of the custom gutters specified in the contract, and the addition of screens to the gutters.

The contract time started on September 15, 2008. The project duration is 160 calendar days. The project is 85% complete.

Sustainability features of the work included in this change order which support the Austin Climate Protection Plan include durability and ease of maintenance over other roof types, as well as the use of recycled and recyclable materials.